

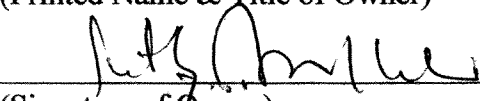
**WATER CONSERVATION STANDARDS
FOR THE
WEDMORE PLACE AT THE
WILLIAMSBURG WINERY
James City County Case No. SP-030-05
August 17, 2005**

This document outlines the measures and standards to be implemented at the site of the Wedmore Place at the Williamsburg Winery in the effort to conserve water and reduce water use. By the countersigning by the authorized representative below, the Wedmore Place, LLC. (Building Owner), agree to honor the following water conserving guidelines, standards and measures:

1. The Wedmore Place, LLC agrees to endorse "Water Smart Landscaping", to include measures to minimize irrigated turf areas, to use drought tolerant plant material in landscaping enhancements and periodic replacements of plant materials, and to use landscaping materials requiring low water consumption for survival. Trees located in turf area will be mulched. No more than thirty percent of the lot area shall be utilized for turf irrigation.
2. The Wedmore Place, LLC agrees not to install irrigation system to support any pre-existing vegetation located on the property. Whenever possible, existing trees and vegetation will be retained.
3. The Wedmore Place, LLC agrees to install a water conserving irrigation system in landscape beds, such as a drip irrigation system, should an irrigation system(s) be installed on the site. A rain sensor must be included at the time of the installation of an irrigation system.
4. The Wedmore Place, LLC shall incorporate the use of water-conserving indoor appliance fixtures such as water heaters, washing machines, and dishwashers, which promote water conservation and minimize the use of public water resources. Where appropriate, point of use and / or centrally located small volume hot water heaters should be used. All toilets, showerheads, faucets shall be low flow / low consumption type as specified by the Mechanical Engineer.
5. The Wedmore Place, LLC agrees to honor and support the efforts of the James City Service Authority and James City County during periods of water crisis, water restricted use periods, and drought.
6. The Wedmore Place, LLC agrees to only withdraw water for irrigation from the Aquia or Upper Potomac aquifer if an irrigation system is installed.
7. The Wedmore Place, LLC reserves the right to amend or change Water Conservation Guidelines provided; however, JCSA must approve any amendment or change.

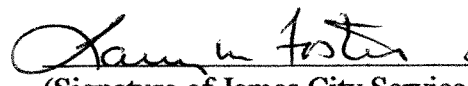
Being in support and agreement of these WATER CONSERVATION STANDARDS.

Patrick S. Duffles / Lt Wedmore Place LLC
(Printed Name & Title of Owner)


(Signature of Owner)

Acknowledgement:

For the James City Service Authority

 8/23/05
(Signature of James City Service Authority)